LOT 7 BLK G MELROSE PARK S/D.
677-222, 678-38, 723-828,

WILSON JOHN G
P O BOX 2061
LAKE CITY, FL 32056

2026

33-3S-17-06642-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	33317.110	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

487 SE LOMOND AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	50
TOTAL LAND VALUE - MARKET	6,640
TOTAL MARKET VALUE	6,690
SOH/AGL Deduction	2,070
ASSESSED VALUE	4,620
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,620
TOTAL JUST VALUE	6,690
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1406/1113	2/25/2020	QC	U	V	11	100
GRANTOR: JAY DAVIS						
GRANTEE: JOHN G WILSON						
1131/0634	9/14/2007	TD	Q	V	01	3,700
GRANTOR: CLERK OF COURTS (TAX						
GRANTEE: JAY DAVIS						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 50

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0700	C	MISC RES	0		RSF/MH	50.00	105.00	1.00	LT		1.00	1.00	0.80	8,300.00	6,640.00	6,640							

REVIEW DATE 12/12/2016 BY DF Total Acres: 0.12 Total Land Value: 6,640 Market: 0 Agricultural: 0 Common: 6,640 PRINTED 06/10/2026 BY SYS